

**TOWN OF GRANBY  
ZONING BOARD OF APPEALS  
MINUTES  
August 18, 2015**

Present: Wayne Chapple, William Percival, Robert Lindeyer, Suzanne Yucha, and William O'Leary

Chairman Chapple convened the meeting at 7:30 p.m. and introduced the Board members. Secretary William Percival read the Legal Notice, which was published on August 7, 2015 and August 14, 2015 in the Connecticut Section of the *Hartford Courant*.

**REGULAR MINUTES**

**ON A MOTION** by W. Percival, seconded by R. Lindeyer, the Board voted 4-0-1 (abstention by W. O'Leary) to approve the minutes of the regular meeting of July 21, 2015 as presented.

Chairman Chapple explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

**PUBLIC HEARING**

The hearing on the appeal by Frances M. Olesen seeking a variance to the front yard requirements, Section 5.1 of the Zoning Regulations for property located at 8 Muriel Drive, opened at 7:34 p.m.

Frances Olesen, 8 Muriel Drive, appeared to explain her request for a variance. She plans to add a porch with a portico over the front door, to the front of her house. There is a curve in the road in front of her property. Taking into consideration the curve and the position of the house on the lot, this creates a need for a variance. She noted the positions of the well and septic system.

Public comment: none.

This public hearing closed at 7:45 p.m.

The hearing on the appeal by Charles Bridges seeking a variance to side yard requirements, Section 5.1 of the Zoning Regulations, for property located at 32 Zimmer Road, opened at 7:47 p.m.

Charles Bridges, 32 Zimmer Road, appeared to explain his request for a variance. He'd like to add on a breezeway (mudroom) and two car garage to his existing house. Mr. Bridges explained that the main entrance to the house would be at the side, through the breezeway and the lot is rather narrow and deep. He noted the locations of the well and septic system. The driveway is where the garage is proposed to be. Mr. Bridges further commented that the chimney and well prevent moving the garage forward on the lot. As proposed, the garage would be very close to the side line – by about three feet. Mr. Bridges explained he based his calculations for the lot dimensions, using the town's GIS system as a starting point. He stated he would, if necessary, be willing to have the side line professionally surveyed. He stated the neighbor on this side has made no comment regarding his plans and noted the other side of the house has adequate access to the back yard, without encroaching on a neighbor's property.

Tim Corlett, Mr. Bridges contractor, spoke and noted the proposed addition is in scale with the existing house. The wall toward the neighbor would probably not have windows and is

expected to be properly fire rated. He noted eliminating the mudroom and moving the garage closer to the house, isn't very practical due mainly to the location of the existing chimney.

Chairman Chapple noted he received an email from Fran Armentano, Director of Community Development. He expressed concern for this variance based on the fact that if built, the garage would only be about three feet from the property line.

Public Comment: Frances Olsen, 8 Muriel Drive, asked the applicant if he had considered building a tandem garage, based on the constraints of the lot. She also suggested reconfiguring the steps into the mudroom in an effort to gain more room on the side of the garage.

Whereas the Board appeared uncomfortable with the closeness of the proposed garage to the side property line, after much discussion, the applicant asked the Board to continue the hearing on this application so he can get a survey professionally done. He will contact the Building Office to have this matter placed on the September Agenda or another Agenda at a later date, when he has further information ready to present. The Board agreed to continue the hearing.

ON A MOTION by W. Percival, seconded by R. Lindeyer, the Board voted unanimously (5-0-0) to grant an appeal for front yard requirements for Frances M. Olesen, as outlined in the subject file, for property located at 8 Muriel Drive as follows:

a front yard variance of 9 feet is approved to allow for construction of a porch on the front of the house.

The hardships noted include the orientation of the house to the street and the contour of the street itself, as well as the location of the septic system and well.

The meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Susan Christian  
Recording Secretary